

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02105/FPH	Two storey rear extension, alterations to fenestration and rear patio area	53 Norton Crescent Baldock Hertfordshire SG7 5BE

Submitted Plan Nos

1889 01A 1889 02A

1.0 Policies

2.0 **Site History**

2.1 **21/00448/FPH Part two storey side/rear extension and part single storey side extension Conditional Permission**

3.0 **Representations**

3.1 No representations have been received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 53 Norton Crescent is a semi-detached dwellinghouse

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Two storey rear extension, alterations to fenestration and rear patio area

4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Baldock , and would comprise a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design:** The proposed two-storey rear extension would have a hipped roof and would remain subordinate to the host dwelling. Its scale, form and appearance would provide an appropriate visual relationship with the existing property, and matching materials would ensure that it integrates satisfactorily. The proposal would therefore be acceptable in design terms and would comply with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The proposed extension would be located at the rear of the dwelling and would have limited visibility from the public realm. Its hipped-roof form and subordinate relationship with the host property would prevent it from appearing unduly prominent or incongruous. The development would therefore preserve the character and appearance of the street scene.

4.3.4 **Impact on neighbours:** The proposed two-storey rear extension would be set away from the shared boundary with the neighbouring property to the south. Given this separation, together

with the hipped-roof design, the extension would not appear unduly overbearing or result in a detrimental loss of light or outlook to neighbouring occupiers. The proposed fenestration would not give rise to unacceptable overlooking or loss of privacy. No representations have been received. The proposal would therefore maintain an acceptable standard of neighbouring amenity and comply with Policy D3 of the Local Plan.

4.3.5 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 October 2026	